

# 3521 S/ N MISSOURI AVE

PORTLAND OR 97227



Figure 1: Satellite view showing lot boundaries, adjacent streets, and surrounding context

## Site info

<b>Address:</b>	<b>3521 S/ N MISSOURI AVE</b>	
City:	PORTLAND	
State:	OR	
Zip:	97227	
Jurisdiction:	City of Portland	<a href="http://Portland.gov">Portland.gov</a>
IDs	Primary account number: R223772 Alt account number: R591905820 Taxlot ID: 1N1E27BB -00200 OR Tax Lot No: 2601.00N01.00E27BB--000000200	Source: PortlandMaps Open Data
<b>Lot size:</b>	<b>4,416 square feet</b> <b>0.1 acres</b>	Source: PortlandMaps Open Data, accurate to +/- 5 ft.
Lot type:	Corner	

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Figure 2: Map viewing showing area zoning

## Zone

Name:	<b>RM1</b>	<a href="#">n/a</a>
Description:	Residential Multi-Dwelling 1	
Category:	Multi-Dwelling Residential Zones	

## Other location detail

Overlays:		<a href="#">33.400s</a>
Plan districts:		<a href="#">33.500s</a>
Pattern area:	Inner	

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Figure 3: Satellite view showing lot boundaries existing structures

## Existing structure(s)

Size:	0 square feet	Source: PortlandMaps Open Data
Year built:	0	
Assessed value:	\$0	

## Property Owner

Name:	BARANZANO RICHARD	Source: PortlandMaps Open Data
Address:	1133 NW 11TH AVE #401	
City:	PORTLAND	
State:	OR	
Zip:	97209-3036	

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## Setbacks

Per Portland's Title 33 definition: The minimum distance required between a specified object, such as a building and another point. Setbacks are usually measured from lot lines to a specified object. Unless otherwise indicated, an unspecified setback refers to a building setback. See Chapter 33.930, Measurements, for measurement information.

### Setback 1

Rule:	Front	Source: <a href="#">33.120.220</a>
Distance:	10 feet	
Applies to this lot?:	Yes	
Comments:	n/a	

### Setback 2

Rule:	Side and rear	Source: <a href="#">33.120.220</a>
Distance:	5 feet	
Applies to this lot?:	Yes	
Comments:	n/a	

### Setback 3

Rule:	Eastern Pattern area rear setback is 25% of lot depth	Source: <a href="#">33.120.220.B.2</a>
Distance:	n/a	
Applies to this lot?:	n/a	
Comments:	Exemptions for the Eastern Pattern rear setback for corner lots, lots up to 100 feet deep, and lots with 10% outdoor common area	

### Other

Additional comments:	Exceptions to these setbacks may exist for setback matching, raised ground floors, courtyards, ground floor commercial, environmental zones, split zoning, alleys, or Inner Pattern Area lots abutting Civic or Neighborhood corridors (see 33.120.220.B). Maximum setbacks also apply (see 33.120.220.C).
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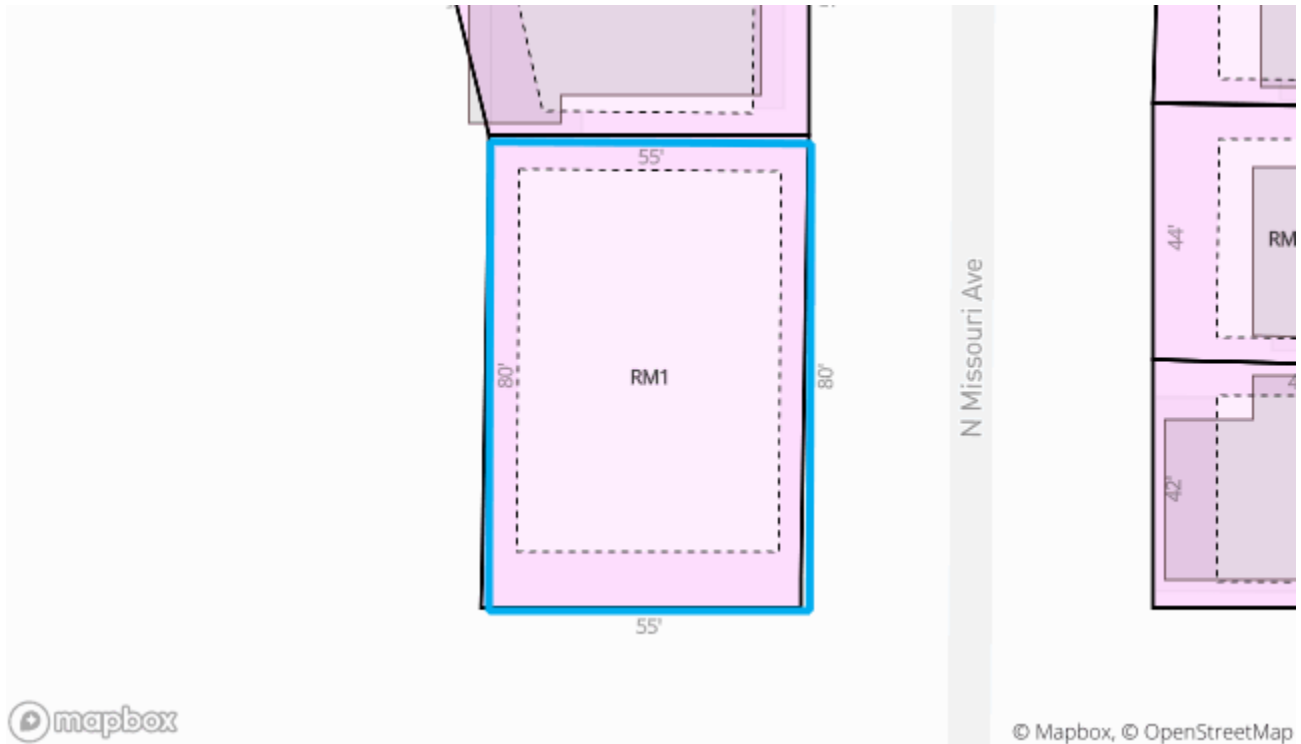


Figure 4: Map view showing lot boundaries and setbacks

## Building Coverage

Per Portland's Title 33 definition: The area that is covered by buildings or other roofed structures. A roofed structure includes any structure more than 6 feet above grade at any point, and that provides an impervious cover over what is below. Building coverage also includes uncovered horizontal structures such as decks, stairways and entry bridges that are more than 6 feet above grade. Eaves up to 2 feet in depth are not included in building coverage.

### Allowable coverage

Coverage rule:	50% of site area	Source: <a href="#">33.120.225</a>
Resulting area:	2,208 square feet	
Comments:	n/a	

### Max footprint

Allowable coverage:	2,208 square feet	Per coverage rules above
Area within setbacks:	2,938 square feet	Per setback rules above
<b>Maximum footprint:</b>	<b>2,208 square feet</b>	The maximum footprint for this lot is the lesser of the allowable coverage or area within setbacks

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## Uses

For more information on Portland's Use Categories, refer to Title 33 Chapter 33.920

For the below table, the following abbreviations are used: A = Allowed, CL = Condition/Limited, P = Prohibited

### Residential

A	Household living
CL	Group living

### Commercial

CL	Retail sales and service
CL	Office
P	Quick vehicle servicing
P	Vehicle repair
P	Commercial parking
P	Self-service storage
P	Commercial outdoor recreation
P	Major event entertainment

### Industrial

CL	Manufacturing and production
P	Warehouse and freight movement
P	Wholesale sales
P	Industrial service
P	Bulk fossil fuel terminal
P	Railroad yards
P	Waste related

### Institutional

CL	Basic utilities
CL	Community services
CL	Parks and open areas
CL	Schools
CL	Colleges
CL	Medical centers
CL	Religious institutions
CL	Daycare

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## Other

None	Agriculture
None	Aviation and surface passenger terminals
None	Detention facilities
None	Mining
None	Radio frequency transmission facilities
None	Rail lines and utility crossings

## Sources and comments

Source:	<a href="#">33.120.225</a>
Comments:	Use may be modified by overlay, plan district, or other, and has not been applied here.

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## FAR (Floor Area Ratio)

Per Portland's Title 33 definition: The amount of floor area in relation to the amount of site area, expressed in square feet. For example, a floor area ratio of 2 to 1 means two square feet of floor area for every one square foot of site area.

### Allowable FAR on this lot

<b>FAR</b>	<b>1.0</b>	Source: <a href="#">33.120.210</a>
Resulting buildable area:	4,416 square feet	
Comment:	For this lot, the base zone FAR applies	

## FAR Bonuses

### Bonus 1

Condition:	Inclusionary Housing	Source: <a href="#">33.120.211.C.1</a>
Bonus FAR	0.5	
Applies to this lot?	Yes	
Comment	Increment of Additional FAR per bonus	

### Bonus 2

Condition:	Three bedroom units	Source: <a href="#">33.120.211.C.3</a>
Bonus FAR	0.2	
Applies to this lot?	Yes	
Comment	Increment of Additional FAR per bonus	

### Bonus 3

Condition:	Visitable units	Source: <a href="#">33.120.211.C.4</a>
Bonus FAR	0.2	
Applies to this lot?	Yes	
Comment	Increment of Additional FAR per bonus	

### Bonus 4

Condition:	Deeper housing affordability	Source: <a href="#">33.120.211.C.2</a>
Bonus FAR	2.0	
Applies to this lot?	Yes	
Comment	n/a	

### Maximum Bonus

Condition	Deeper housing affordability	Source: <a href="#">33.120.211.C.2</a>
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<b>Bonus FAR</b>	<b>2.0</b>
Resulting buildable area	8,832 square feet
Comments	n/a

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## Height Limit

For Portland's Title 33 definition: Height, how to measure: See Chapter 33.930, Measurements.

### Height Limit on this lot

Height Limit:	<b>35 feet</b>	Source:
Comment:	For this lot, the base zone height limit applies	<a href="#">33.120.215</a>

### Height Adjustments / Step-downs

No height adjustments required for this lot

### Height Bonuses

No height bonuses area available for this lot

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## Unit Density

Per Portland's Title 33 definition: A building, or a portion of a building, that has independent living facilities including provisions for sleeping, cooking, and sanitation, and that is designed for residential occupancy by a group of people, except that a congregate housing facility is not a dwelling unit. Kitchen facilities for cooking are described in Section 29.30.160 of Title 29, Property and Maintenance Regulations. Buildings with more than one set of cooking facilities are considered to contain multiple dwelling units unless the additional cooking facilities are clearly accessory, such as an outdoor grill.

### Minimum

Rule:	1 unit per 2500 SF of site area	Source: <a href="#">33.120.213</a>
Unit minimum:	1	
Applies to this lot?:	Yes	
Comment:	Group living uses are exempt from minimum density requirements. Land within an Environmental zone may be subtracted from the calculation of minimum density. Minimum density may be reduced on sites with existing units, or with trees with 12 inch or greater diameter	

### Maximum

Rule:	No maximum	Source : <a href="#">33.120.213</a>
Unit maximum:	n/a	
Applies to this lot?:	Yes	
Comment:	n/a	

### Maximum adjustments

There are no unit maximums for this lot

### Bonuses

No unit bonuses area available for this lot

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## MaxBuild™ Potential

UrbanForm's spatial calculations based on proprietary zoning interpretations. UrbanForm calculates an estimate of the maximum gross square footage allowable under the zoning by comparing the implied limitations of the site-specific FAR, Height Limit, coverage, and setbacks to determine the governing regulation(s). These results are for information only and are not to be relied upon for any use. Please consult with a licensed architect and/or the jurisdiction-having-authority to determine true building constraints.

### MaxBuild Potential: As-of-Right (no bonuses)

By FAR:	4,416 square feet	Per FAR calculations above
By Height Limit:	6,624 square feet = 2,208 max footprint x 3 stories within a 35 feet height limit	Assumes an 11-foot floor-to-floor and no below ground area
<b>MaxBuild Potential: As-of-Right:</b>	<b>4,416 square feet</b>	The lesser of the building square footage by FAR or height limit, as the constraining regulation
Comment:	For this lot, with no optional bonuses exercised, the FAR restricts the max buildable area more than the height limit	

### MaxBuild Potential: All Bonuses Taken

By Max Bonus FAR:	8,832 square feet	Per FAR calculations above
Bonus FAR condition:	Deeper housing affordability	Source: <a href="#">33.120.211.C.2</a>
By Max Bonus Height:	n/a square feet = 2,208 MaxBuild Footprint x n/a stories within a n/a feet height limit	Assumes an 11-foot floor-to-floor and no below ground area
Bonus Height condition:	n/a	Source: n/a
<b>MaxBuild Potential: All Bonuses Taken:</b>	<b>6,624 square feet</b>	The lesser of the building square footage by max bonus FAR or max bonus height
Comment:	For this lot, with maximum bonuses exercised, the base height limit restricts the max buildable area	

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## MaxBuild™ Delta

UrbanForm's spatial calculations based on proprietary zoning interpretations. UrbanForm calculates the Delta by comparing the MaxBuild Potential with the existing building square footage. These results are for information only and are not to be relied upon for any use. Please consult with a licensed architect and/or the jurisdiction-having-authority to determine true building constraints.

### MaxBuild Delta

Delta As-of-Right:	<b>4,416 square feet</b>	The difference between the MaxBuild Potential: As-of-Right and the existing building square footage
Delta Ratio As-of-Right:	n/a	The difference between the MaxBuild Potential: As-of-Right and the existing building square footage, expressed as a ratio
Delta All Bonuses Taken:	<b>6,624 square feet</b>	The difference between the MaxBuild Potential: All Bonuses Taken and the existing building square footage
Delta Ratio All Bonuses Taken:	n/a	The difference between the MaxBuild Potential: All Bonuses Taken and the existing building square footage, expressed as a ratio



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## **MaxBuild™ Reasonable Build Inference (RBI)**

UrbanForm's suggested building typology, size, form, and IBC build type based on MaxBuild Potential, MaxBuild Delta, and other existing building information. These results are for information only and are not to be relied upon for any use. Please consult with a licensed architect and/or the jurisdiction-having-authority in order to determine true building constraints.

Coming Soon



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## Resources

UrbanForm's interpretation of the zoning regulations is meant to serve as a starting point for an in-depth exploration of the many factors necessary to fully understand building potential. To gain a more in-depth and fuller understanding of the regulations and building potential for any property, please consult the appropriate qualified professional(s).

### The City of Portland

For any questions regarding the zoning regulations under the City of Portland jurisdiction, contact the Bureau of Development Services (BDS) at:

1900 SW Fourth Avenue

First floor lobby

Portland, OR 97201

Monday through Friday 8 a.m. to 3 p.m. except Thursdays 8 a.m. to noon

bds@portlandoregon.gov

503-823-7300

Up to date information can be found on their website at: <https://www.portland.gov/bds>

### Architects

For assistance exploring design and building potentials, consider these architectural professionals:

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### Real estate professionals

For assistance real estate transactions, consider these professionals:

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## Data sources

The zoning boundaries, information, and geospatial information is provided by Portland's Open Data project. Title 33 is the basis for all Multnomah County zoning rules and regulations.  
Last Updated: 8/9/2021

## Disclaimer

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